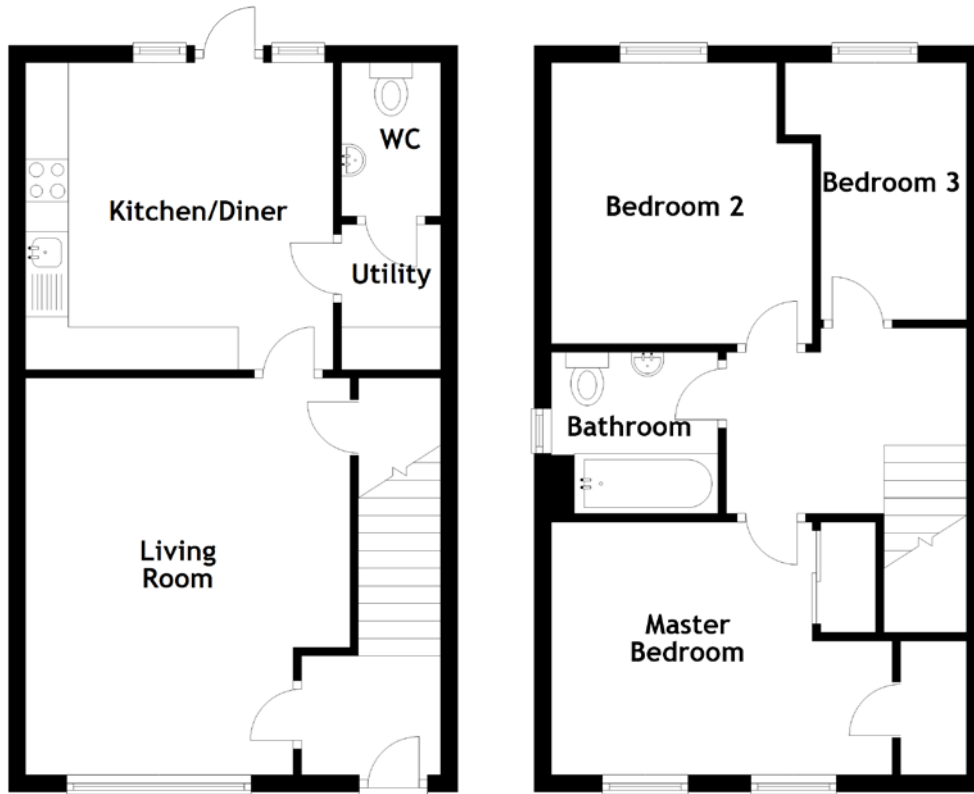


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.80m (12'6")
Kitchen/Diner	3.60m (11'10") x 3.60m (11'10")
Utility	1.94m (6'4") x 1.16m (3'10")
WC	1.80m (5'11") x 1.16m (3'10")

Master Bedroom	3.99m (13'1") x 2.95m (9'8")
Bedroom 2	3.30m (10'10") x 3.06m (10')
Bedroom 3	3.17m (10'5") x 1.70m (5'7")
Bathroom	1.95m (6'5") x 1.89m (6'2")

Gross internal floor area (m²): 82m²
EPC Rating: B

